

NIKOO HOMES 8

**BHARTIYA
GARDEN ENCLAVE**

Thanisandra

nikoo
Homes

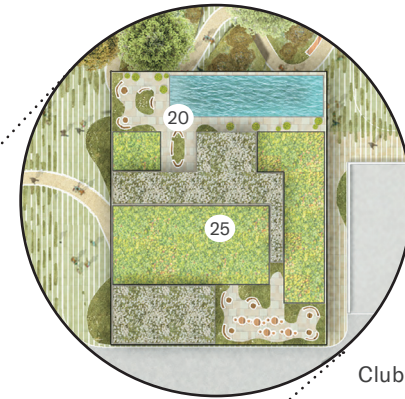
About Bhartiya

Bhartiya comes from a background of design. It started in 1987 designing apparel. Bhartiya International Limited has grown to become Asia's leading leather apparel exporter. Bhartiya Group has a presence in many cities across the world with design studios in Italy and manufacturing infrastructure in India and China. Bhartiya Urban Development was incorporated with a vision to design and develop state-of-the-art, beautiful and intelligent cities including homes, offices and other infrastructure, which would enhance the quality of life for people in urban India. In 2007 Bhartiya Urban embarked on the creation and development of Bhartiya City, 'City of Joy'. The township has brought together architects and urban planners of international repute. Located in Bangalore, India, Bhartiya City is an urban smart city built around a vibrant city center where 200,000 people will live, work or pass through every single day. The township is the single largest urban development of its kind within the corporation limits of any metropolitan city in the country. The company's flagship residential brand 'Nikoo Home' is India's first branded residential project with a focus on Family, Community, Culture, Health, and Learning. The focus is to build communities and give families a chance to live a better life. Nikoo Homes 1 & 2 are home to over 4000 happy Nikoo Families. Nikoo Homes 4 was launched in 2021 and has become one of the fastest-selling projects in Bangalore, followed by Nikoo Homes 5, 6 & 7 (Bhartiya Garden Estate). Bhartiya Urban has also developed a 3 million square feet (msf) Commercial office space portfolio under the Bhartiya Centre of Information Technology (BCIT) brand. With a focus on sustainability, this LEED Gold rated office portfolio hosts some of the leading technology companies like IBM, NTT Data and Maersk, 7-Eleven as occupiers. The next phase of development at BCIT will take our Environmental, Social and Governance (ESG) focus to the next level, with proposed LEED Platinum buildings, we will incorporate IOT elements to make them amongst the Best Smart Buildings in the Country. The company has developed & launched a 5-star luxury hotel 'The Leela Bhartiya City' under the 'Leela' brand which houses one of the largest convention centers in the city of Bengaluru. The Hotel has already established itself as one of the best Luxury destinations in the city. Bhartiya City also features luxury private residences located in the city center overlooking lush green Central Park. Defined by a sophisticated sense of style and luxurious finishes, these residences come embellished with the legendary Leela service. Bhartiya City Centre features the Bhartiya Mall of Bengaluru, the High Street, Ramblas - the indoor-outdoor concept, a Convention Centre, Cinema, Celebration Square, Center for Performing Arts, and Leela Hotel. The mall was launched in 2021 and has become one of the top retail destinations in Bangalore. The City Centre will provide an experience where arts, culture, shopping, retail, and entertainment will converge bringing thousands of people together from in and around Bangalore city.

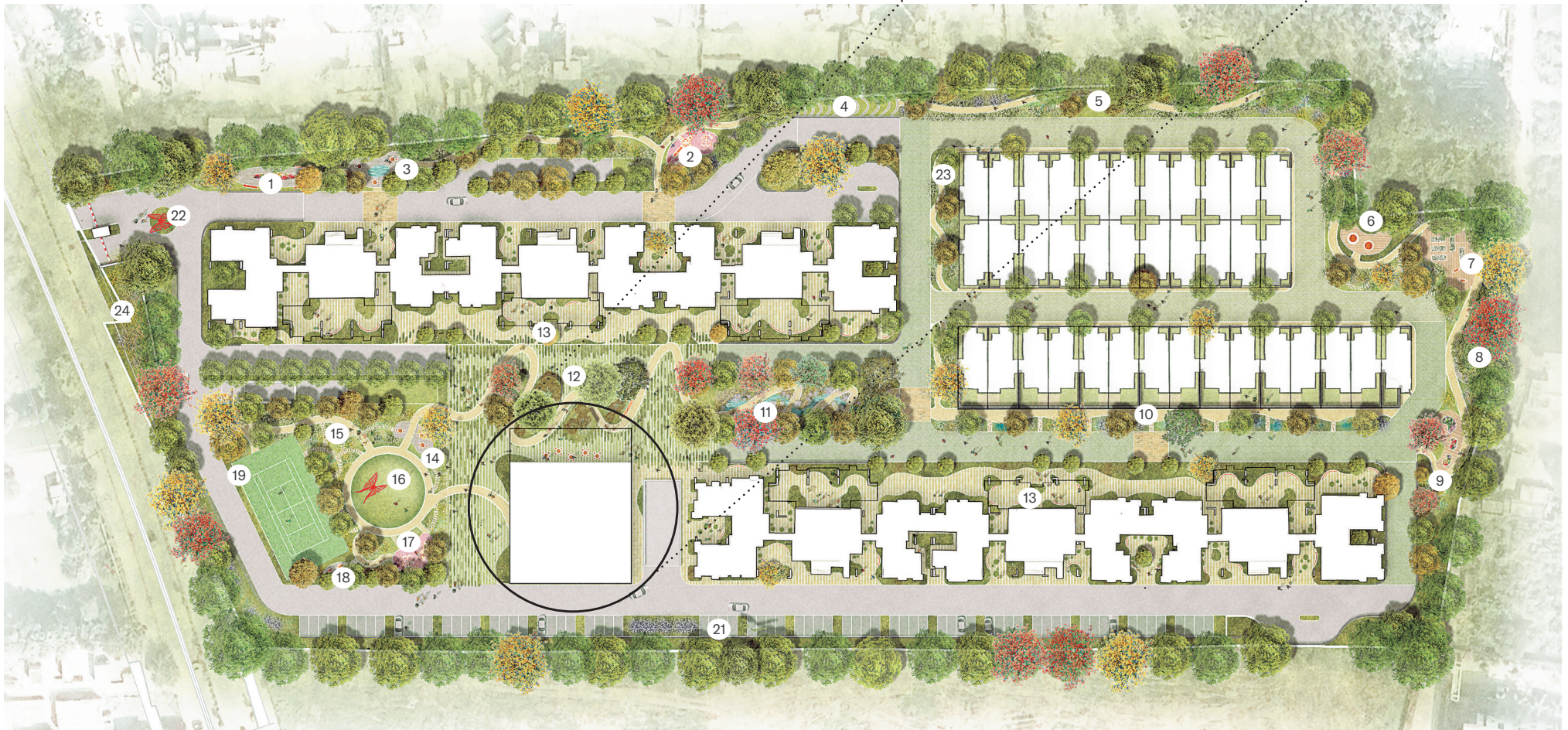
Ground Floor Masterplan

Key:

- | | | |
|---------------------|--------------------------------------|--------------------------------------|
| 1. Entrance Garden | 10. Planted Bioswale + Villa Pathway | 19. Tennis Court |
| 2. Children's Play | 11. Terraced Landscape | 20. Podium Garden And Swimming Pool |
| 3. Communal Garden | 12. Central Plaza | 21. Parking |
| 4. Stepping Terrace | 13. Tower Green Plaza | 22. Entrance Island |
| 5. Linear Garden | 14. Community Seating | 23. Pedestrian Path |
| 6. BBQ Pit | 15. Wildlife Garden | 24. Arrival Signage And Feature Wall |
| 7. Organic Kitchen | 16. Celebration Lawn | 25. Wild Flower Green Roof |
| 8. Meditation | 17. Children's Play | |
| 9. Sensory Garden | 18. Woodland Seating | |



Clubhouse Roof Level



Location Benefits



SCHOOL

Chaman Bhartiya School
New Horizon International School
National Public School, North
VIBGYOR - Jakkur
DPS, Bangalore North



MALLS

Bhartiya Mall of Bengaluru
Decathlon
Elements Mall
D Mart, Heenu
Phoenix Mall Of Asia



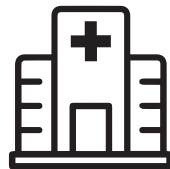
HOTELS

The Leela Bhartiya City
Hilton, Embassy Manyata Business Park
Courtyard by Marriott
Four Seasons Hotel



TECH PARKS

BCIT, Bhartiya City
Manyata Tech Park
L&T Tech Park
Brigade Opus
Brigade Magnum



HOSPITALS

REGAL Kidney and Multi Specialty Hospital
Prolife Multi Speciality Hospital
Cytecure Cancer Hospitals
Motherhood Hospital
Aster CMI Hospital



TRAVEL

Thanisandra Main Road
Nagawara Metro Station
Yelahanka Junction
Kempegowda International Airport
Central Bengaluru District

UPCOMING DEVELOPMENTS



Special Economic
Zones



Devanahalli
Business Park



Aero Space
Park



Aerotropolis
(Airport City)



Global Financial
District



Medical
Tourism Hub



Bangalore
Turf Club



Hotel
Projects



Residential Complexes

BHARTIYA URBAN

nikoohomes.com